

48-160-9

BK 7620 PG 113

WARRANTY DEED
(Tenants in Common)

**NO TRANSFER
TAX PAID**

032879

KNOW ALL MEN BY THESE PRESENTS, that **JUNE R. CARON**, of WATERVILLE, County of KENNEBEC and State of Maine in consideration of one dollar and other valuable consideration paid by **MICHELLE A. HUGHES**, of EPPING, NEW HAMPSHIRE, County of ROCKINGHAM, and **DENISE G. PHINNEY**, of STANDISH, MAINE and State of Maine the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said **MICHELLE A. HUGHES AND DENISE G. PHINNEY**, their heirs and assigns forever as tenants in common and not as joint tenants, a certain lot or parcel of land located in the City of **WATERVILLE**, County of KENNEBEC and State of Maine bounded and described as follows:

See Schedule A

MEANING AND INTENDING to convey the same premises as conveyed to June R. Caron by deed of Wendy R. Northrup, dated October 31, 1997 and recorded in the Kennebec County Registry of Deeds Book 5492 Page 325.

Excepting and reserving however, for the benefit of the Grantor herein, the right to use and occupy the said real estate during the remaining years of her lifetime, this being the reservation of life estate. During such period of life use, the said Grantor will pay the real estate taxes as assessed against the premises, the cost of fire or homeowners insurance coverage and the expense of utilities and heating the dwelling house. The Grantor shall be responsible for the cost of repairs and ordinary maintenance.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said **MICHELLE A. HUGHES** and **DENISE G. PHINNEY**, their heirs and assigns, to them and their use and behoof forever.

AND I do covenant with the said Grantee, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantee to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said **MICHELLE A. HUGHES** and **DENISE G. PHINNEY**, their heirs and assigns forever, against the lawful claims and demands of all persons.

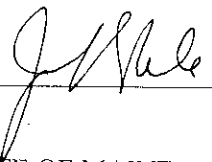
4) Michel & Denise P.O. Box 2611 Waterville, Me 04901-2611

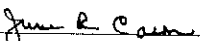
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IN WITNESS WHEREOF, I, the said JUNE R. CARON have hereunto set my hand and seal this 28th day of AUGUST, 2003.

Signed, Sealed and Delivered
in presence of





JUNE R. CARON

STATE OF MAINE
KENNEBEC COUNTY, ss.

AUGUST 28, 2003

Personally appeared the above named **JUNE R. CARON** and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public/Attorney at Law

JOHN E. NALE
Printed Name

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Re: June R. Caron Warranty Deed

SCHEDULE A

Unit #9 BASEMENT FLOOR LEVEL, on the left rear of the building known as Pleasantdale Condominium which unit is more fully described in Section IV of the Declaration of Pleasantdale Condominium Associates dated March 3, 1977, and recorded in the Kennebec County Registry of Deeds in Book 1979 Page 66 and an Amendment to Declaration of Condominium dated May 9, 1977, recorded in the Kennebec County Registry of Deeds in Book 1999, Page 108, and a further Amendment dated March 15, 1983, and recorded in said Registry in Book 2547, Page 222, and a further Amendment dated October 20, 1997, and recorded in said Registry in Book 5485, Page 211, and also as described in a certain Plan of Pleasantdale Condominiums dated March 3, 1977, and recorded in the Kennebec County Registry of Deeds in File No. B-77022 through 77026, and a Plan entitled "Amended Floor Boundary Plans (Units 4, 5, 8 & 9)" dated October 9, 1997 and recorded in said Registry in File No. E-97243, to which reference may be had for a more particular description; together with a one-ninth ($1/9^{\text{th}}$) equal and undivided portion of common elements and/or common property as defined in Section V of said Declaration and also a one-ninth ($1/9^{\text{th}}$) equal and undivided fee in a certain parcel of land situated on the westerly side of Pleasant Street in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Commencing at an iron rod at the northeast corner of land formerly of J. C. Fuller; thence westerly on the northerly line of land formerly of said Fuller and in the same line continued on the north side of land formerly of Mrs. Augusta A. Perkins, about four hundred nine and one-half (409.5) feet; to land formerly owned by George F. Gilman; thence northerly on the easterly side of said Gilman's land to land formerly of Dr. Paul R. Baird; thence easterly on said Baird's south line about three hundred eighty-three and one-fourth (383.25) feet, to Pleasant Street; thence southerly on Pleasant Street about ninety-six and three-tenths (96.3) feet to the point of beginning.

Any and all rights, easements, privileges, appurtenances, and common elements are hereby conveyed.

Pleasantdale Condominium and the Unit conveyed herein is governed by the above referenced Declaration of Condominium and Amendments to Declaration of Condominium which are incorporated herein by reference and also the By-Laws of

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Pleasantdale Condominium Associates, a Maine nonstock corporation which By-Laws are recorded in the Kennebec County Registry of Deeds in Book 1979 Page 57, and an amendment to said By-Laws recorded in the Kennebec County Registry of Deeds in Book 1999 Page 113.

RECEIVED KENNEBEC SS.

2003 SEP -9 AM 11:51

ATTEST: *Buffy Carter-Hallings*
REGISTER OF DEEDS